

Loving their Home *again!*



Rick and Linda had their home built in 1988 on a very secluded cul-de-sac and that's where they raised their family. While the modest, two-story, four-bedroom home served them well over the years, like most things in life, it gradually became outdated and not well suited for hosting gatherings for their growing family (yes, grandbabies had arrived) and large network of friends. And although they were convinced that they needed a home more suitable (primarily better flow) for their current lifestyle, they knew that finding one (or a lot to build on) that afforded them the privacy and serenity of their current location would not be easy to replicate. It wasn't. After an extensive search, they decided to stay put and look for a contractor who could do some much needed interior modifications.

submit bids. In addition to pricing the work as specified from the homeowner's initial plans, Darryl took things to a whole new level by offering some eye-opening suggestions to those plans. Not only were Rick and Linda curious to hear Darryl's ideas, they were very much liking what they were hearing. Equally important to their decision to select Middle Creek, was how impressed they were with Darryl's sharp listening skills. According to Rick, "he doesn't miss anything."

As you will learn throughout the following pages, and much to the homeowners' delight, the ideas from Middle Creek kept coming—and the project's scope kept expanding. And while cost was still a consideration, the excitement of envisioning the dramatic enhancements to their home and the changes they would make to their lives, made it seem well worth the investment. And now, with the project completed and great memories already being made in their beautiful "new" home (Rick reports a recent party of over 40 very impressed guests), they couldn't be happier with their decision on that investment as well as with Middle Creek Builders who made it all happen!



We got quotes from two contractors that we were familiar with and another from a company, Middle Creek Builders, who was recommended by one of our employees. All three priced the work based on plans we had developed, but Middle Creek led by owner Darryl Bollinger was the only one that came back with additional ideas and suggestions that we hadn't considered—but liked immediately. And even though Middle Creek's initial bid was a bit more than the other two, we felt Darryl's creativity and guidance was well worth the difference.

Homeowners, Rick & Linda

Featured Builder

Middle Creek Builders Inc.

(see ad on p. 27)

Designer

Quality Design & Drafting Svcs., Ltd.

(see ad on p. 26)

PROJECT TRADE PARTNERS

Breneman Quality Construction, LLC (see ad p. 36)

Cloister's Flooring America (see ad p. 34)

Gundrum Electric LLC (see ad p. 32)

HD Exteriors, LLC (see ad p. 28)

Invision Designs (see ad p. 34)

King & Company (see ad p. 34)

Martin Appliance (see ad p. 30)

Musselman Lumber (see ad p. 36)

Natural Stoneworks (see ad p. 32)

Nature's Accents Landscape Services, Inc. (see ad p. 40)

Shank Door (see ad p. 28)

Wenger Painting & Remodeling (see ad p. 36)



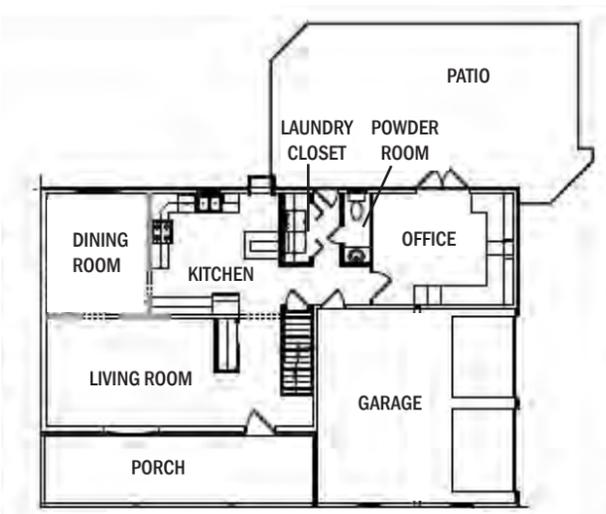


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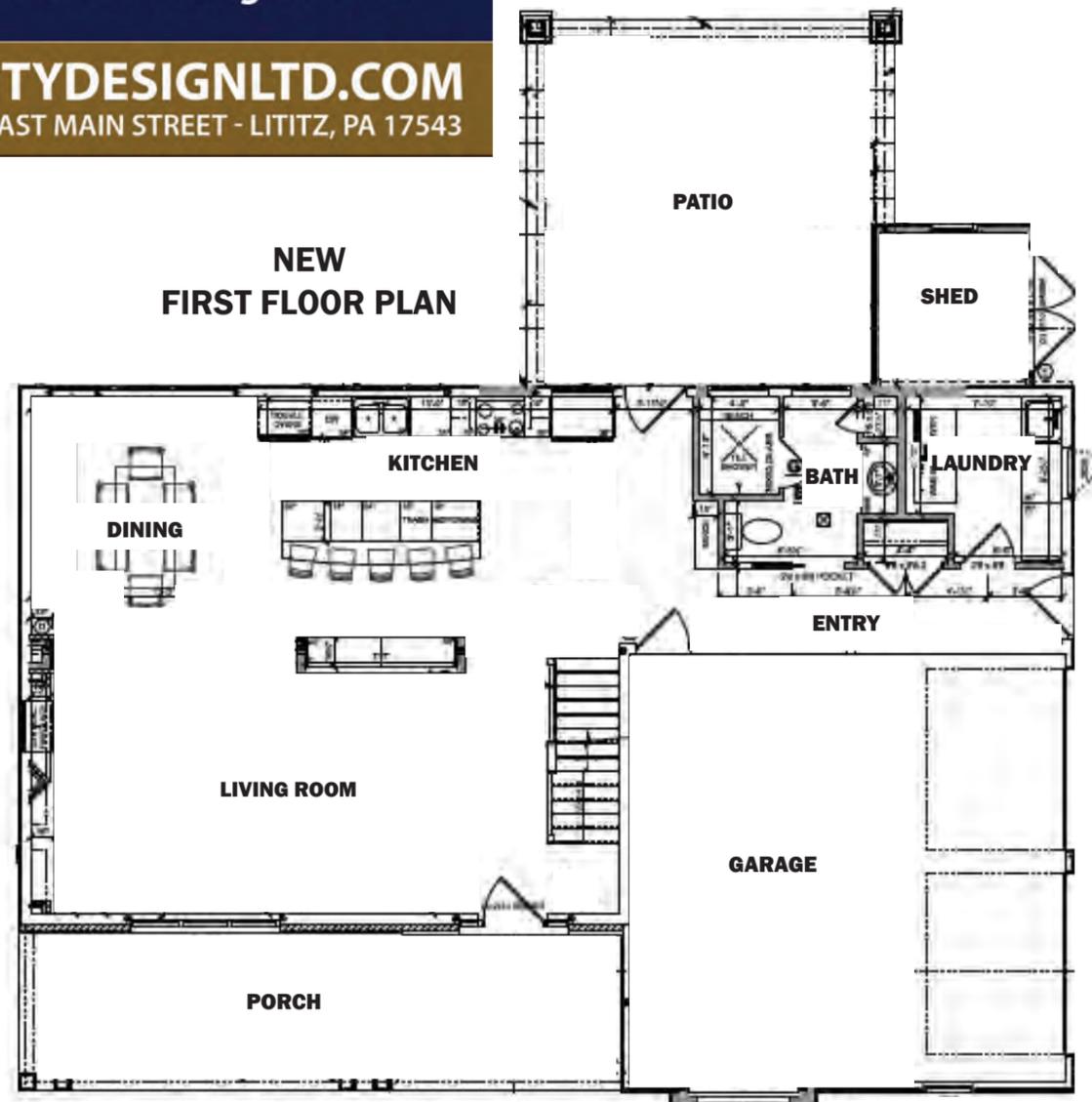
Our plans were originally limited to the first floor interior, but the more we heard from Darryl, the more we became receptive to expanding the project's scope. After hearing his eye-opening suggestions for the interior, it made sense for us to consider making upgrades to the exterior as well. And that's how our project morphed into a full-blown home makeover. A makeover that we absolutely love!

Homeowners, Rick & Linda

PROJECT SCOPE*
(major components)

- Updating an '80's style 2-story home into the current day open concept floorplan
- New custom kitchen
- New bath with walk-in shower
- Expand the 1st floor laundry area
- Mechanical upgrades in basement
- Garage - new doors, windows and epoxy floor
- Added an attached shed
- Enlarged windows
- Opened the stairway at the basement steps area
- Master bedroom reading nook bump out
- Added roof over the new flagstone patio/outdoor living area
- Complete exterior facelift (siding, stone)
- New driveway

*Landscaping done separately



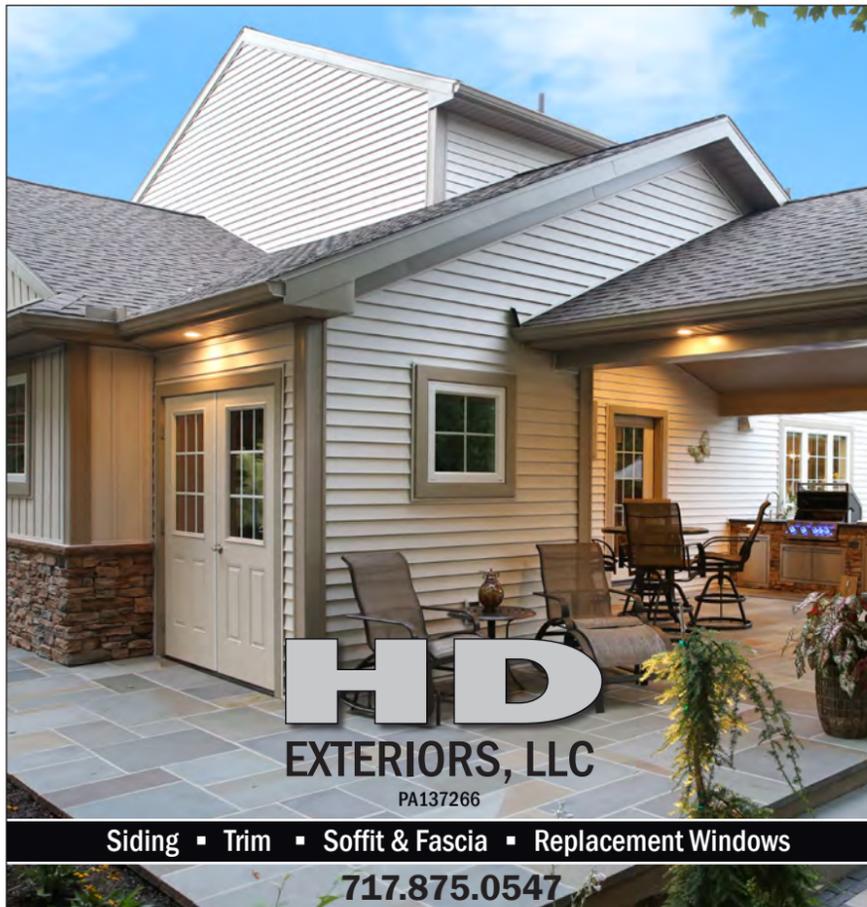
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“Darryl is a terrific listener. He gets a very good feel for what you’re looking for as well as your personality and tastes and makes suggestions based on what he’s learned. In our case, he listened very carefully and followed up with a lot of questions that resulted in ideas and suggestions that we not only loved immediately – but would also appreciate well into the future.

Homeowners, Rick & Linda



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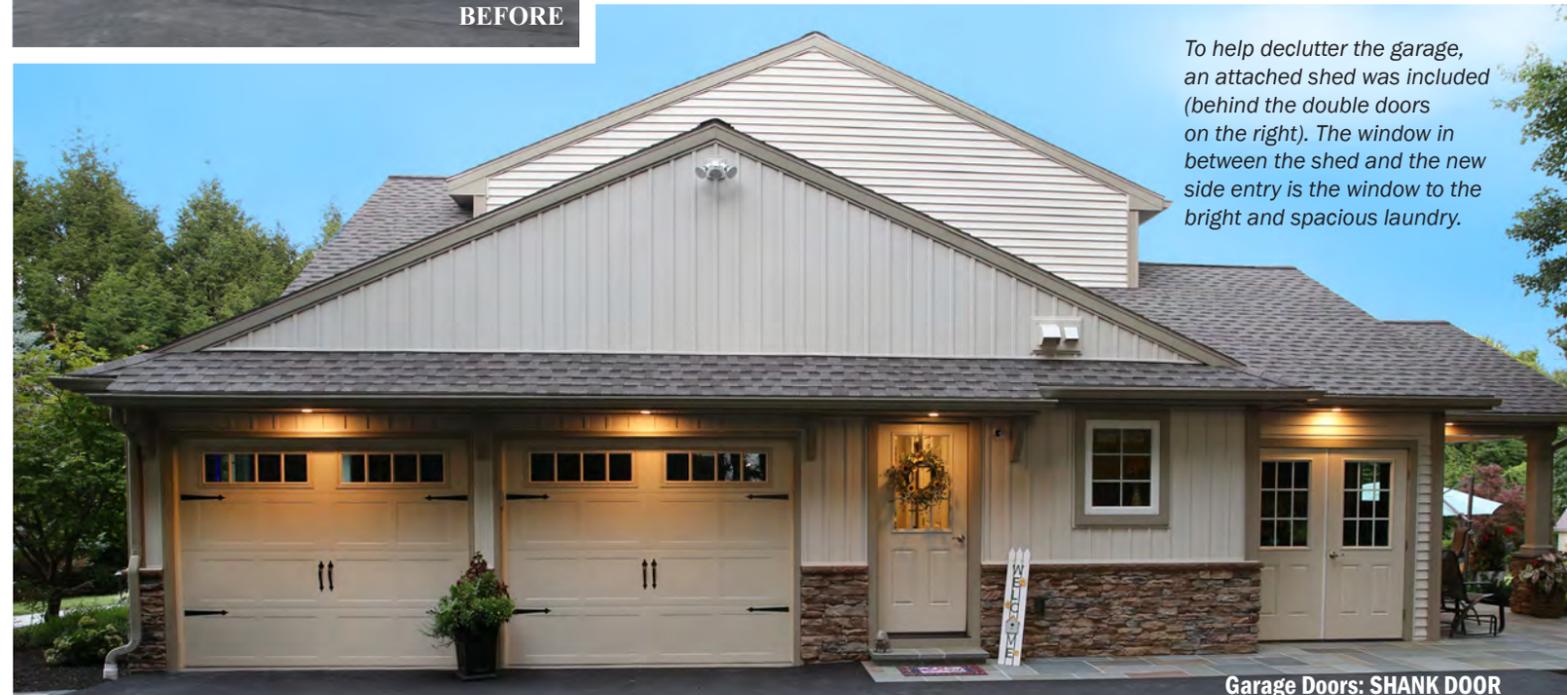
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BEFORE

“The new ‘friends door’ is my personal favorite. Previously there was no entrance on that side of the house other than through the garage. This was such a simple change to the plans, yet such an improvement. Also, our new grilling area is now in a convenient location and under roof – allowing us to use it pretty much year round.

Homeowner, Rick



To help declutter the garage, an attached shed was included (behind the double doors on the right). The window in between the shed and the new side entry is the window to the bright and spacious laundry.

Garage Doors: SHANK DOOR



ADVERTORIAL

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Martin Appliance is CONSISTENTLY EXCELLENT. We have been customers for about 20 years and for all appliances and service. - Rick Z.



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We recently replaced all of our kitchen appliances. We had a great experience from our sales associate to the technicians that installed them. - Corinne S.



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Kitchen Appliance Specifications from MARTIN APPLIANCE

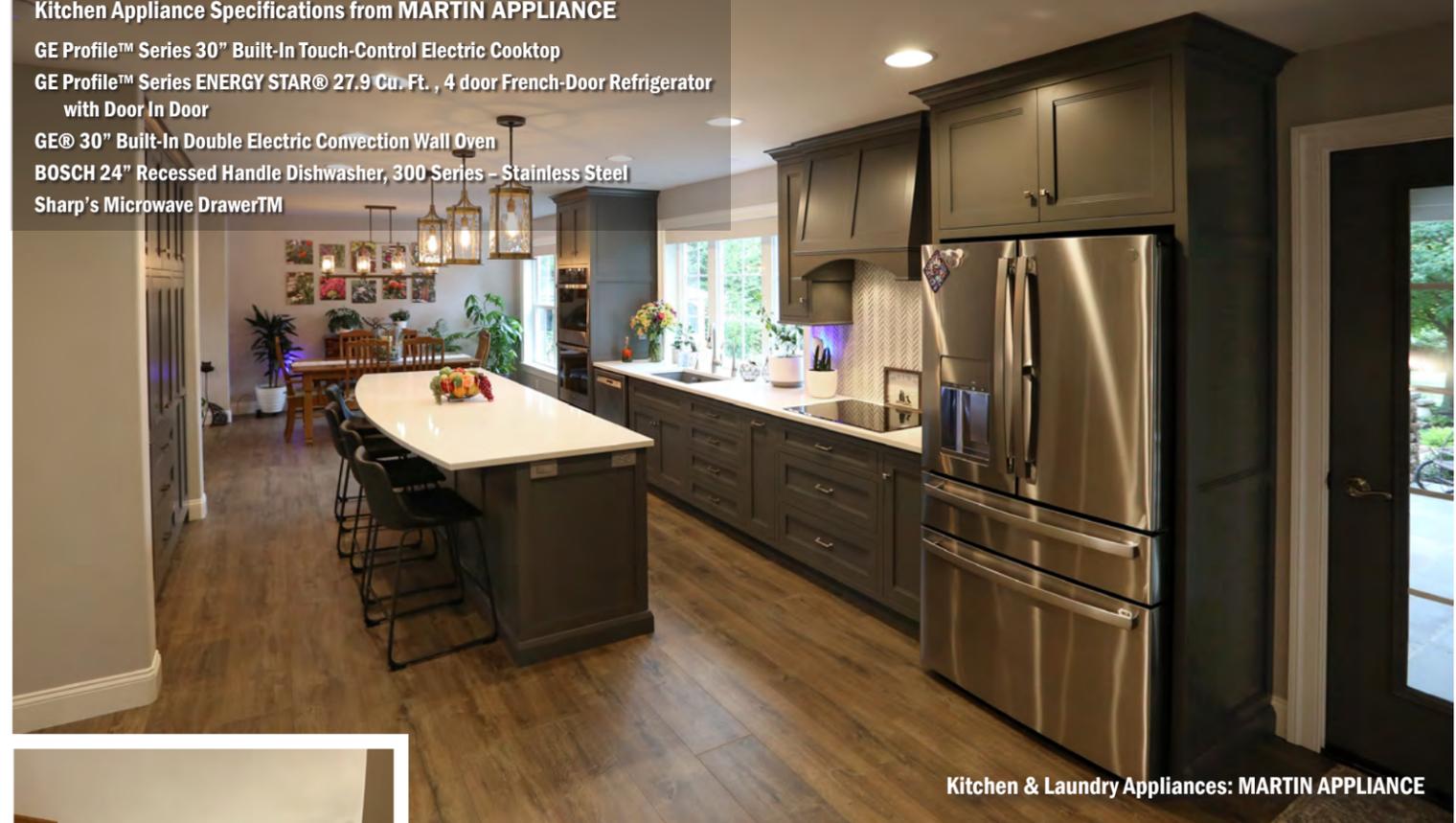
GE Profile™ Series 30" Built-In Touch-Control Electric Cooktop

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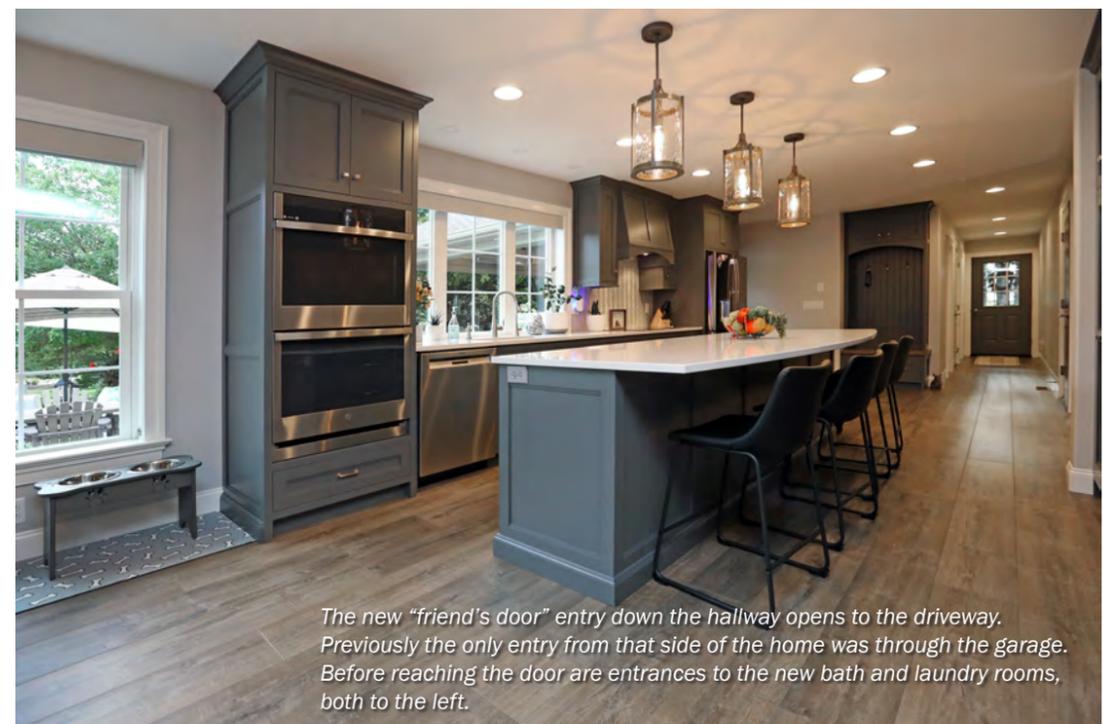
Sharp's Microwave Drawer™



Kitchen & Laundry Appliances: MARTIN APPLIANCE



BEFORE



The new "friend's door" entry down the hallway opens to the driveway. Previously the only entry from that side of the home was through the garage. Before reaching the door are entrances to the new bath and laundry rooms, both to the left.

There's a lot about this project that has us pinching ourselves – even our family and friends are in awe of the transformation. The exterior enhancements make it seem like a totally new home. Indoors, the larger windows bring our beautiful outdoors inside and the added natural light makes our new open space floor plan that much more inviting. Our new kitchen with its oversized island is a real wow!

Homeowner, Rick

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While Middle Creek's team of trade partners and suppliers were all top quality, Curt Gundrum of Gundrum Electric was especially helpful. Curt made some awesome suggestions that have made things so much easier while also being very cost effective.

Homeowners, Rick & Linda

Electrical Work: GUNDRUM ELECTRIC LLC
Countertops: NATURAL STONWORKS



BEFORE



When this home was built in the 1980's, wall-partitioned, single-purpose rooms were still very much in vogue. Not so much anymore. More and more, homeowners are opening up space regardless on whether they are building a new home or redesigning an older one. In this case, the happy homeowner's said goodbye to the closed-in confines of their formal dining room. As seen on this page as well as on the preceding pages, in addition to creating open space, the elimination of the dining room walls allowed for a much desired expansion of the kitchen area. To address the homeowner's desire for more natural light and a better view of their beautiful property, larger windows were added, including a triple window at countertop height above the sink (above).



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BEFORE

In addition to being a great listener, Darryl leaves no stone unturned. If you simply mention something, even in passing, he's on it. And his team seems to be of the same mind set. As an example - just one of many - I casually mentioned a problem with the AC getting to our 2nd floor bedroom. Next thing I know, the problem was identified and corrected.

Homeowner, Rick



Flooring and Tile Specifications from CLOISTER'S FLOORING AMERICA

Laundry, Bath and Shower floors: Impronta/ Italgraniti Shale series

First Floor laminate: NatureTek Plus Colossia

Shower walls: Daltile Linden Point w/ Glazzio Aquatica accent

Kitchen Backsplash: Anthology Seasons

Carpet: Satoko II

In comparing the BEFORE photo on the opposite page with the two on this page, you can clearly see the openness that was created by removing walls.



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We have a second home that we've always loved to go to but now that our beautiful home makeover is complete, I'd say we have a new favorite. We simply love the new space and feel we'll never get tired of it.

Homeowners, Rick & Linda



The BEFORE photo above was taken from approximately the same spot as the large photo across from it. On the opposite page, in comparing the BEFORE photo with the one below it, note the new entry and the openness that was created leading into the living room.

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The homeowners had several ideas on what they wanted for the TV/fireplace wall (above) and through a collaborative effort with Darryl, they came up with very unique stone-accented wall complete with in-shelving lighting.



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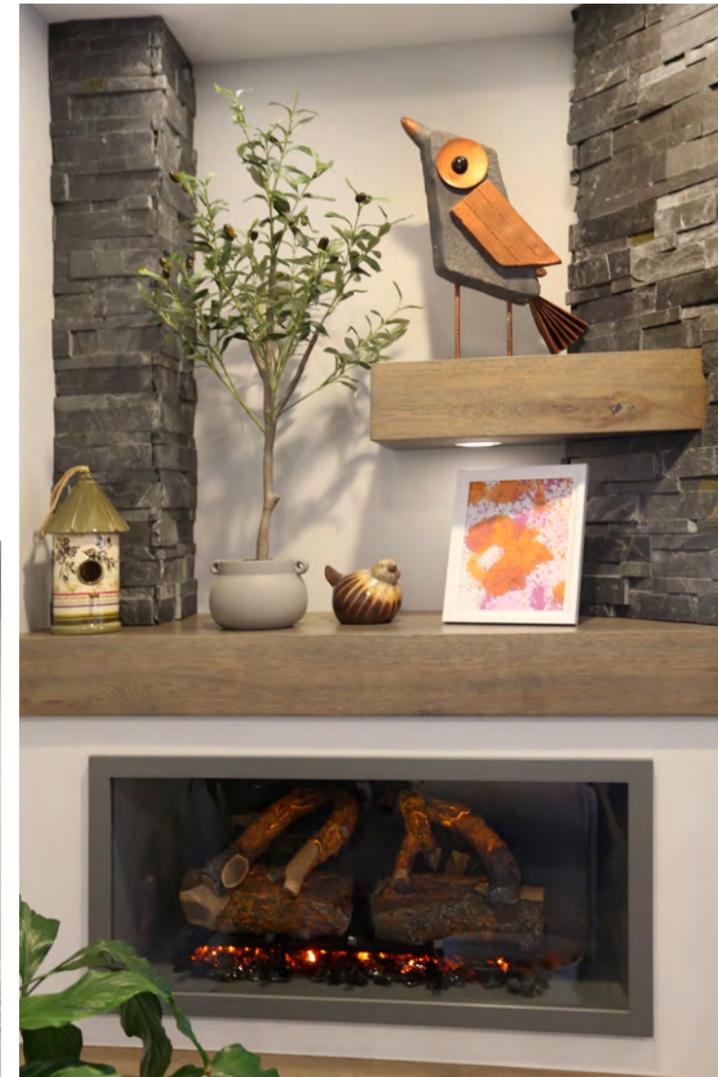
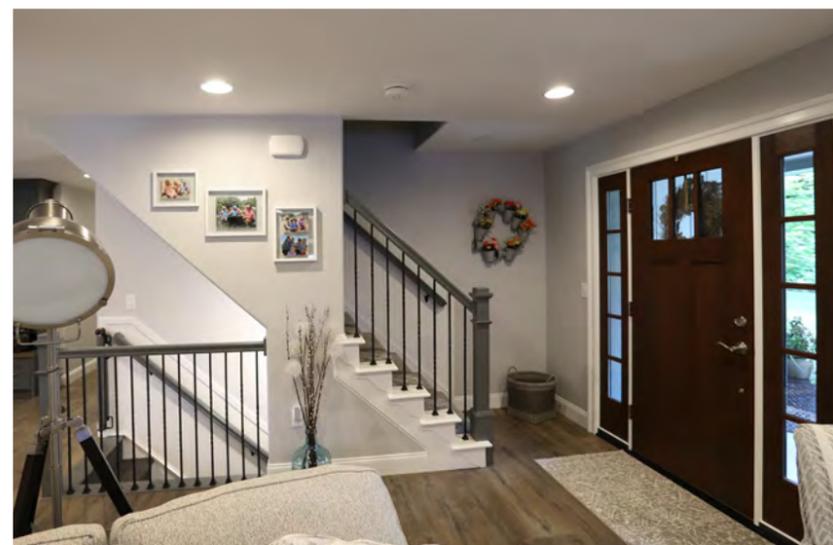
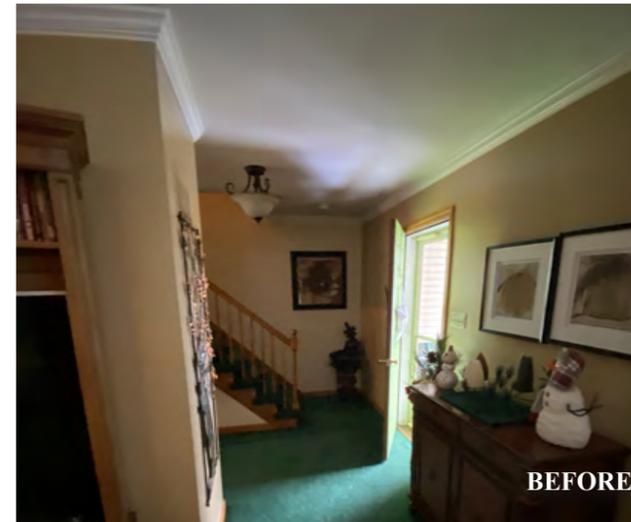
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WOLF TRIM

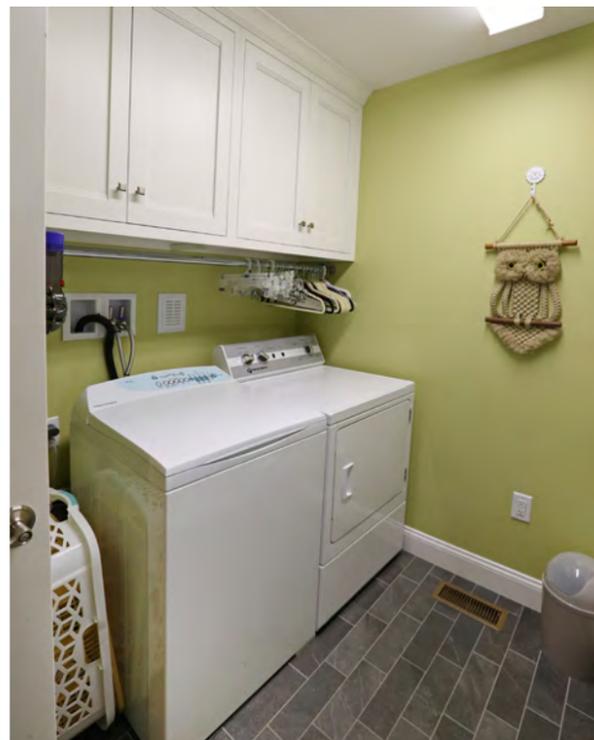
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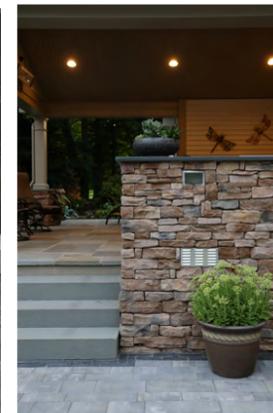
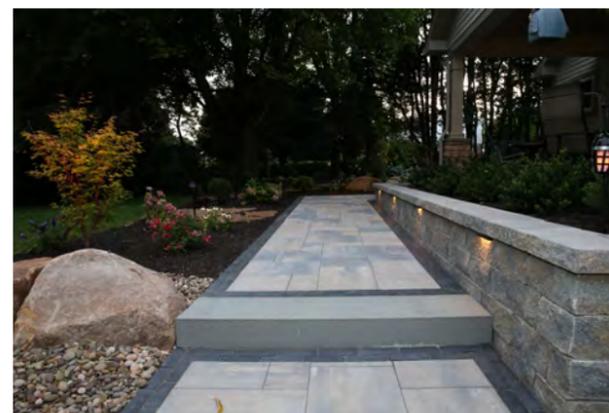
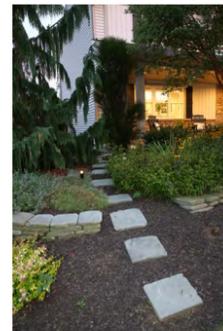
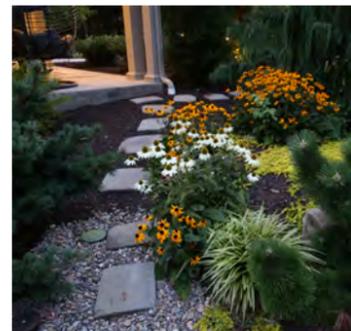
“One of the many great suggestions made by Middle Creek was to include a full bath on the first floor. With my recent knee surgery, having a spacious bathroom with a walk-in shower with no lip or step has been huge. Another major improvement that my wife absolutely LOVES is the new laundry room. Easily accessible, the spacious new laundry has shelving, cabinets, counter space as well as deep sink. These two areas have made a huge impact on our daily life.

Homeowner, Rick



“When the project was completed, we were more than 100% happy that we made all of Middle Creek’s suggested changes. We ended up rebuilding our house on the inside, giving us more than we ever expected on the lot we simply loved. It’s refreshing to work with someone who is not afraid to offer suggestions. We could have said no to any of the ideas suggested but were happy for the ideas since we did not know what was possible. Thinking back on our original plans, we thank our lucky stars that we found Middle Creek Builders – they were definitely our savior from going through with what would have been a very humdrum project.

Homeowners, Rick & Linda



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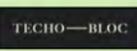
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Quality, Service, and Reliability Our Tradition!

For over 49 years, Middle Creek Builders has specialized in custom home building and quality home renovations! Our goal is to build truly unique homes that far exceed the homeowner's expectations!

Middle Creek Builders is a family-owned and operated business, started in 1974 by Walter Bollinger Jr. From the beginning, Walter focused on quality custom home construction, tailoring his business to the unique needs of his customers. Not surprisingly, his hands-on approach and dedication to quality soon earned him a solid reputation in the industry.

In subsequent years, Middle Creek Builders incorporated and Walter's sons, Darryl and Duane, joined the business. Together, they continued the tradition of providing quality hands-on service to their customers with custom homes, renovations, additions and light commercial work to their growing list of services.

Today, over 80% of Middle Creek Builders' business comes from referrals—satisfied customers who have recommended their services to family and friends. With over 49 years of experience and a list of quality sub-contractors, Middle Creek Builders continues to help homeowners re-invent their homes and build their dreams!



From the top, left to right: Dalton Bollinger, Darryl Bollinger, George Haines, Duane Bollinger, Walter Bollinger, Daulton Smith, Sheila Bollinger

Darryl Bollinger — Owner. Darryl, has been building and renovating homes for over 39 years. In 1990, Darryl became invested in Middle Creek Builders as co-owner. He has been actively helping to grow the business ever since. Darryl lives in Lititz with his wife, Tammy, of 34 years and daughter Brynn (17). Darryl and Tammy also have three married children Megan (31), Dalton (29), Lauren (26) and 3 grandsons. As member of the Middle Creek Church, he has served on the Church Board of Trustees for over 26 years and teaches the young adult Sunday school class. Both Darryl & Tammy serve as mentors for the Middle Creek Church College & Career singles group. Darryl has also served in the mission fields in Haiti and Jamaica. During his down time, Darryl enjoys four wheeling, hunting, fishing, watching football, traveling, reading, and spending time with his family.

Duane Bollinger — Owner. Duane has worked for over 30 years, building quality homes and working on extensive renovation projects. In 2008, he became a co-owner in the family business. Duane lives in Ephrata with his wife Jennifer of 23 years, daughter Aubrie (19) and son Carter (16). Duane attends Petra Church. Duane and his wife volunteer in the Petra Kids Ministry. When he's not working out the details of their latest home building project, Duane enjoys woodworking, hunting, watching football and basketball.

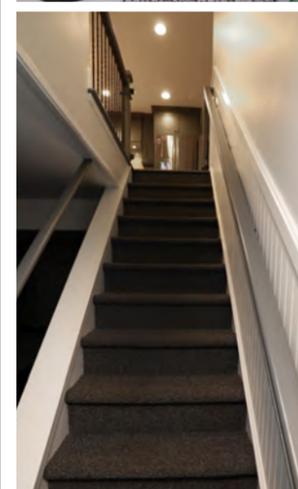
Walter Bollinger Jr. — Founder. Walter, built quality homes for over 42 years. He started Middle Creek Builders in 1974 with a focus on quality home construction and has watched the family-owned business grow with the help of his sons, Darryl and Duane. Walter has 2 additional married children, Kevin and Kylene. He and his wife Betty have been married for 56 years and have 13 grandchildren and 3 great-grandsons. Walter and Betty actively attend LCBC Church in Manheim. In his retirement, Walter enjoys fishing, the outdoors, spending time with his family and traveling.

Dalton Bollinger — Project Manager. Dalton, has been employed at Middle Creek Builders for 10 years since graduating from high school. He lives in Ephrata with his wife, Sheila, and two sons. Dalton and Sheila attend Middle Creek Church and are active in the Young Adult Sunday School class. He is also a member of the Church Board of Trustees. Dalton is an avid Whitetail hunter and enjoys everything related to hunting and the outdoors. When he isn't hunting, you will find Dalton renovating his own home, watching sports, and spending time with family.

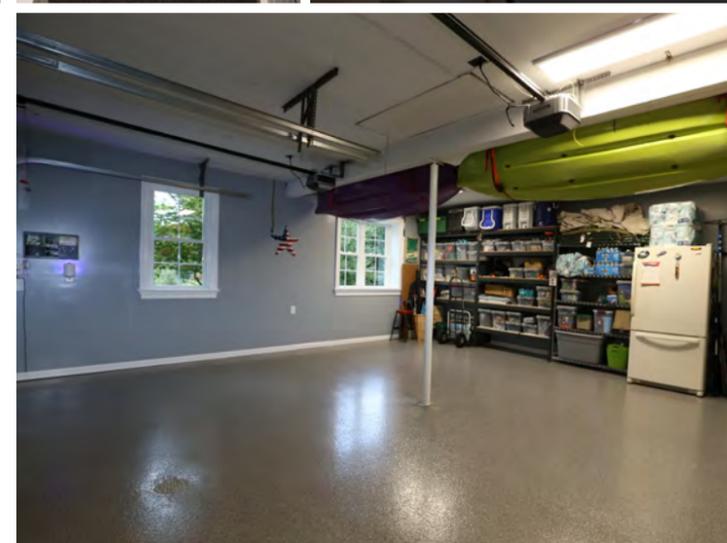
Sheila Bollinger — Office Manager. Sheila, has been employed at Middle Creek Builders for 6 years. She is married to Dalton and lives in Ephrata with their 2 sons. Sheila, along with her husband Dalton, attend Middle Creek Church and are active in their Young Adult Sunday School class. She is also involved with the Women's Ministry and Children's Musical. She loves being a mother. In her spare time, she also enjoys taking walks, reading a good book, watching sports and spending time with family.

Daulton Smith — Carpenter. Daulton, has been employed at Middle Creek Builders for 2 years. He joined our team after graduating from high school and the CTC Lancaster Residential Carpentry Program. When he's not working, Daulton enjoys spending time fishing, skiing, wood working and going to the beach.

George Haines — Carpenter. George, is the newest member to join our team. He is married to Kelsey and lives in Lititz. George and Kelsey attend Middle Creek Church and serve as a volunteer English as a Second Language teachers. He has a degree from Lancaster Bible College. George enjoys biking, hiking, board games, and taking road trips to visit family and vacation destinations.



In addition to the dramatic new look of the exterior made in part by the addition of two dormers (top middle photo), alcove space was created in the upstairs master bedroom. Note the reading nook bump out as seen in the above top right photo.



For those contemplating a project, our advice is make sure that Middle Creek Builders is on your call list. You'll find that they listen very carefully and are not shy about offering ideas above and beyond what you ask of them. In our case, the suggestions that they made completely reshaped the scope of our project and we couldn't be more pleased with the outcome. If we decide on another project (which we are sure we will), Middle Creek will be the only builder we'll call.

Homeowners, Rick & Linda